

Minutes of Planning Commission Meeting 06-11, September 18, 2006

Roll Call

Commissioners present were Chair Fitzhugh, Jeffrey, Supplee, and Stones. Michele Braun was present as Clerk. Members of the public present were Richard Lagerstedt and Josh Nicosia.

Approval of Minutes

Jeffrey moved to approve the minutes of Meeting 06-10, August 21, 2006. Stones seconded. **The motion passed 4-0-0.**

Subdivisions

Chris Lagerstedt applied to subdivide his property on West Hill Road. The resulting parcels will meet dimensional requirements for the zone. Jeffrey moved to approve the request; Supplee seconded the motion. **The motion passed 4-0-0.**

Sign Permits

The Green Mountain United Way has applied for a sign permit for a banner to be hung over South Main Street October 16-31, 2006. Stones recused himself from the discussion, because he is on the board of directors of the Green Mountain United Way. PC advises applicant to determine whether this banner needs further approval by the Selectboard. Note that the Project Graduation (et al) Haunted Hayride banner that is scheduled for "Mid-Oct" is probably really scheduled for the last two weeks of October, and the United Way will have to work around the Hayride schedule, as the Hayride already has permission. Jeffrey moved to approve the request to hang the banner for no more than two weeks in October and/or November as the banner schedule permits; Supplee seconded the motion. **The motion passed 3-0-1.**

Conrad Rowell has applied for a sign permit for Norwich Cemetery Association. PC advises applicant to apply to the state for a directional sign. Off-premise signs that are not part of the state program are prohibited by the state, so the PC has no authority to approve this request. **No action was taken by the Commission.**

Site Plans

Thomas Gaboriault, Jr, submitted a site plan to build an enclosed walkway connecting the two buildings of the Four Seasons Quality Care Home at 135 South Main Street. PC asked whether this Home is licensed by the state as a Residential Care Home, which, under Title 24, Chapter 117, §4412 is required to be treated as a single-family home for zoning purposes. PC also asked whether the properties being connected are under single ownership. If the two properties are on separate deeds, that may create a problem with setbacks, requiring a variance from the zoning board. Supplee moved to approve construction on an enclosed walkway connecting 135 South Main Street and 40 Slate Avenue contingent upon determination that the properties are in single ownership for zoning purposes; if the properties are not in single ownership for zoning purposes then the applicant has to go to the ZBA for a variance from setback requirements. Stones seconded the motion. **The motion passed 4-0-0.**

Other Business

PC considered the application of Josh Nicosia to fill the vacancy on the Commission. Mr. Nicosia was present, and answered questions of the Commission. Jeffrey moved to recommend Mr. Nicosia to the Selectboard for appointment to the Commission; Stones seconded the motion. **The motion passed 3-1-0.**

PC discussed the Notice of Violation issued to Mr. and Mrs. Benoir. ZA conveyed the message from her meeting with Patrick Ross, State Stream Alteration Engineer, that the National Floodplain Insurance Program is being taken far more seriously now by the state than it was in the past, and that the town has to be sure we are doing everything right. The ZA is the floodplain enforcement person for the municipality. PC took no action.

PC discussed the draft application for a state municipal planning grant. Some changes to the text were recommended. Jeffrey moved to approve the application for submission to the Selectboard and to the state; Stones seconded the motion. **The motion passed 4-0-0.**

Next Regular Meeting

October 16, 2006

Adjournment

A motion to adjourn was made by Jeffrey and seconded by Stones. **The motion passed 4-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.